

12. FUTURE LAND USE PLAN

The Culpeper County Comprehensive Plan represents the culmination of a process which reviewed and analyzed the land, its resources and the people who use it. The Future Land Use Plan reflects the limits of the land, the needs of those that are here, and plans for those yet to arrive. While the analysis targets the next 20 years, to the year 2025, the Goals and Objectives (Chapter 11) of the plan express a desire to conserve our land by planning for future growth well beyond the year 2025. This planned growth is best verified by the passage of time, and the Comprehensive Plan, with all its parts, must be periodically reviewed to assure relevance with future land use trends.

This section describes the Future Land Use Plan which is the primary geographic element of the Comprehensive Plan. It identifies those areas planned for future growth and the anticipated land use associated with such growth. It also identifies those areas which we wish to protect from growth, areas such as floodplains and agricultural and forestal lands. Companion documents to the Future Land Use Plan and their related maps, detail specific functional areas identified in the Comprehensive Plan. These areas include such items as public facilities, transportation and recreation, items which must be implemented and coordinated with development.

The Future Land Use Map does not exist alone and is not itself the future plan. Rather, the plan is the map, text, goals and objectives, and the companion documents that accompany the map. These collectively represent the Comprehensive Plan and the context and interpretation for its use in guiding future land use decisions. The plan does not only identify where growth generally should occur in the County, but also how, the extent, intensity and any significant conditions that limit each area.

The identification of potential growth areas in the Future Land Use Plan is not an absolute assurance of community acceptance or a commitment by the County. Many factors identified throughout the Comprehensive Plan affect the need or appropriateness of a particular proposed development and these must be taken into account along with the Future Land Use Map. As the term “comprehensive” implies, the factors of land use are not viewed in isolation. Other factors that are taken into consideration include the function of the intended area or village center; the current character of the surrounding area and the compatibility of the proposed use; the scale of the proposal in relation to the area in which it is proposed (i.e., population guides, goals or geographic area); the timing and its relationship to both infrastructure development and the orderly succession of uses in each area; and the restrictions imposed by environmental or historical resource protection (e.g., wetlands, historic site interpretation, etc.). In this manner, the plan is staged and provides guidelines for the timing and extent of development and not just the location. The land use concept incorporated into the Comprehensive Plan utilizes the historical communities and economic centers of the County, where feasible, and consolidates proposed growth in

and around those centers. This enables the protection of major agricultural and forestal lands as well as environmentally sensitive areas of the County which tend to follow the major water channels such as the Hazel River and Mountain Run. It also facilitates the concentration and maximization of infrastructure and related services necessary to support growth, thereby avoiding strip development along the arterial highways. Each village center location coincides with significant development factors in that part of the County. Lesser development, mainly rural transitional or large lot residential and limited commercial, have also been concentrated around other historic centers that serve as focal points. These centers have been designated as either convenience or cultural centers, based on their size and intended future use. The majority of development, both commercial and residential, will be focused in and around the Town of Culpeper corporate limits. The Town is viewed as the primary village for Culpeper County.

VILLAGE CENTERS

A village center is intended to be the primary focus for rural commercial services. These include neighborhood retail, general business, and offices which are conducive to rural community development. The village center is intended to serve the needs of the population residing within a five-mile radius of it. Rural, and low and medium density residential are the residential land uses expected in and around a Village Center. The village centers designated in the Culpeper County Comprehensive Plan are:

- Brandy/Elkwood
- Clevenger's Corner
- Stevensburg

Each village center has its own unique characteristics, development factors and function within the County of Culpeper. The purpose of these centers is not merely to consolidate rural development, but to also function as the rural neighborhoods that represent the vitality and cohesiveness of rural life. The centers are intended to create an identity for each County area, thereby allowing surrounding agricultural areas to remain as such. These centers are also intended to provide the County with the occasion to serve the different needs of County residents by providing opportunities for housing, services, jobs, recreation, and so forth. The scope of development at each village center will vary, and is dependant upon market conditions as well as the feasibility of providing water and sewer.

Brandy Station/Elkwood:

These two communities have been combined to serve as a single Village Center with separate, yet complementary functions. Brandy Station is intended to act as the focus of residential and related activities such as retail and personal services, while Elkwood is to be the focus of County commerce and related business services. The commerce center is focused north of Route 29 at Elkwood in the area of the County airport and industrial airpark. The residential center is primarily focused south of Route 29 at Brandy Station, thereby building on the historic base of that community. The two

communities are separated by an open space buffer composed of historic Fleetwood Hill north of Route 29 and the floodplain areas of Flat Run south of Route 29. Significant development factors include Route 29, access to Northern Virginia, the airport and airpark infrastructure, the rail line, and the existing community development. Limitations include soil and groundwater restrictions necessitating central sewer and water services to accommodate growth. These services will most likely be provided through expansion of the existing Airpark facilities. A separate sewage treatment facility for the Brandy Station area known as "Mount Dumplin" is also an option. This potential facility would discharge into a tributary to Mountain Run, and an effluent discharge permit from the state has to be issued. The abundance of area historic resources require careful siting and development review to protect identified historic features. The area south of Elkwood has many environmental restrictions that will limit eventual development of the area south of Route 29. The Brandy Station development is expected to encompass the area between Jonas Run and Flat Run. As a County employment center, the Elkwood area could eventually serve thousands of employees. All development, as it occurs, must be closely staged with area infrastructure improvements, without which significant development cannot occur.

Clevenger's Corner:

This center reflects the influence of Route 211, a four-lane arterial, and its access to Northern Virginia via Warrenton. It replaced historic Jeffersonton as the focal point for development in the northern part of the County, thereby averting the proliferation of subdivisions west of Route 229 and south of Route 621. Development factors include arterial access and market access to Fauquier and Rappahannock Counties, natural resources including the Rappahannock River and its tributaries, the existing community center of nearby Jeffersonton, and land suitable for residential use. The village center will most likely be primarily south of Route 211. The focus of the commercial aspects of the center will be south of Route 211, although not limited to these quadrants. The use of service roads and/or entrance consolidation will be required in order to discourage strip development along the arterials and to enhance safety and reduce traffic problems. Adequate buffering will be required along Route 621 for adjacent agricultural lands and along the Rappahannock River for the protection of that resource.

Stevensburg:

Stevensburg is a rural village center with access to Route 3 and the adjacent rock quarrying industry. It serves as a rural neighborhood center for the surrounding farm community. Its geographic center is along Route 600, just off of Route 3, with services along Route 3. The area northeast is likely to be the only section developable without sewer and water services, due to the existing soil conditions. Mountain Run serves as the northern boundary. Significant historic resources in the area include Salubria to the southeast and the site of a Civil War Winter Encampment on Hansborough Ridge to the northeast. It is anticipated that residential development will occur to the north of Route 3, with services and agriculture to the south.

The village center concept is expressed in the land use plan as the focus of most of the future growth, that is, the majority of the County's population should be in or near these centers (including the Town of Culpeper). Convenience and cultural centers are also recognized and are described in the next section.

CONVENIENCE CENTERS

A convenience center is intended to provide opportunities for limited local convenience services to serve rural residents and supplement neighborhood and community areas. It is intended that these services be concentrated at the crossroads rather than spread out along highways or isolated as home occupations. These crossroad locations tend to reinforce past farm patterns, and in turn, can be a focal point for future community activities.

The convenience center designations in Culpeper County are:

- Boston
- Reva
- Mitchells
- Richardsville
- Rixeyville

Each convenience center has its own characteristics as described below:

Boston:

Boston is located at the intersection of Routes 522 and 707. It is the site of a general store and post office. Boston has experienced some residential growth and is unique due to the location of the Longlea and the Communications of America (CCA) property just to the south of Boston. CCA is a commercial mailing facility. Longlea is a conference center facility surrounded by approximately 800 acres of rolling hills and mountain views. The Longlea property is zoned as a planned unit development which could accommodate expanded commercial facilities, an 18-hole golf course and up to 1,000 residents. The Master Utility Plan suggests that the sewage treatment plant which serves CCA could be expanded to serve the needs of the Boston area.

Reva:

Reva, for the purposes of this Plan, is located at the intersection of Route 29 and Route 633 where a heavy volume of south bound traffic flows through the County. The intersection lies close to the Madison County line. This location serves as a convenience center based on the current post office and store existing there. The historic and true location of Reva is at the crossroads of Routes 644 and 637, but this location no longer functions as a convenience center. The Reva Park Market and Reva

Post Office being located on Route 29 at Route 633 has resulted in that location being commonly referred to as Reva.

Mitchells:

Mitchells is located at the intersection of Routes 615 and 615/652 between Winston and Rapidan. There are several churches, a private school, a country store, as well as industrial activity which includes a seed mill. South of Mitchells are several stone quarries. In addition, the Virginia Department of Corrections constructed Coffeewood, a 1,200 bed medium security correctional facility located approximately 3/4 of a mile south of the Mitchells Community. This facility employs approximately 300 people. The Virginia Department of Corrections constructed a waste water treatment facility with an excess capacity of 20,000 gallons per day for use off-site in conjunction with the correctional facility. This capacity provides sewer to many homes in the Mitchells Community. As a result of the correctional facility, it is anticipated that there will be the addition of limited local convenience services to support the general community and the employees of the correctional facility.

Mitchells was originally designated as a cultural center in this plan because of its perceived lack of growth potential. The store in Mitchells has been closed for an extended period of time. The industrial uses in the area combined with poor soil conditions seem to preclude any significant residential development. The Coffeewood Correctional Facility has not only brought public water and sewer potential to the area, but also established the area as a significant employment center. Additionally, a private school utilizes the Ruritan Building full-time.

Richardsville:

Richardsville is a small center located off Route 610 that serves as the cultural focus for the southeastern part of the County. Due to the proximity of the Rappahannock River and the existence of recreational facilities for canoeing and camping, it currently serves as an area for various County recreational activities. Richardsville is expected to have minimal growth. It should retain its rural character in the future and continue be the focus of an otherwise isolated area of the County. Combining the community and recreation functions reinforces the historic identity of this center and leaves the surrounding area for major woodland and recreational uses.

Rixeyville:

Rixeyville is located at the intersection of Routes 640 and 229 and consists of a country store, a post office and a church. This center serves the surrounding low density residential and rural transitional areas.

CULTURAL CENTERS

A cultural center designation identifies an area with historical significance that may contain churches, post offices, community centers and some existing commercial development. These centers are intended to remain as they currently exist, with at most, an existing country store providing local commercial services. Those areas designated as cultural centers are:

- Griffinsburg
- Jeffersonton
- Lignum
- Rapidan
- Winston

Griffinsburg:

Some rural residential development has taken place in the area of Griffinsburg. There is a bed and breakfast and a small shop at Routes 633 and 522. In addition, to its rural neighborhood function, the prospect of a regional cultural/art facility will combine County and neighborhood services. The geographic focus of Griffinsburg is primarily south of Route 522 near the intersection of Route 634. Griffinsburg also extends in both directions along Route 522, nearly incorporating the area known as Salem to the east.

Jeffersonton:

Jeffersonton is located at the intersection of Routes 802 and 621. The center consists of several historic churches, a post office and a community center, and a long-standing pattern of historic homes. The services located at Jeffersonton should not be expanded, and care should be taken to protect the character of this historic village.

Lignum:

Lignum is located southeast of Stevensburg on Route 3 at the intersection of Route 647. There are several historic churches, a post office, and a community center located in Lignum.

Rapidan:

Rapidan is located at the southernmost tip of Culpeper County on Route 615. Rapidan is on the National Historic Registry as an historic district because of the many historic homes and churches located there. There is also a fire and rescue facility at Rapidan to serve the surrounding agricultural area.

Winston:

Winston is located at the intersection of Routes 522 and 617. There is a general store at Winston, and a historic church. The area is primarily known as the location of Commonwealth Park, an equestrian center with excellent potential for a number of diversified recreational and cultural events.

LAND USE CATEGORIES

In addition to village, convenience and cultural centers, there are other land use elements in the Comprehensive Plan. All of the elements and their uses in the plan are described in this section. Various aspects of the village, convenience, and cultural centers are further detailed below.

Agriculture:

The agricultural section of the land use map represents the areas that would be inappropriate for residential, commercial and/or industrial uses. The dominate land uses in the agricultural and forestal areas are intended to be:

- Agricultural and Forestal operations of all types
- Accessory and complementary land uses for agriculture

The rural sections of the map also represent areas which are inappropriate for any significant residential, commercial and/or industrial uses. The predominant uses in rural areas, in addition to those above, are intended to be:

- Low-density residential development on marginal agricultural land, not to conflict with agricultural and forestal land use.

Significant or prime agricultural and forestal soils are located throughout the County with a predominant belt running northeast from the point where Route 15 enters the County just north of Brandy Station, to Lakota on the Rappahannock River. Many of these soils are also associated with major stream and river courses. A list of the significant soils in the County can be found in Chapter 4, Table 4.2. The agriculturally designated areas on the future land use plan also take into account the existing Agricultural and Forestal Districts.

It is expected that some residential development will occur by right in the agriculturally designated areas. More intensive development requiring rezoning, however, should only occur when the Land Evaluation Site Assessment (LESA) analysis indicates that the removal of this land will not have a negative impact on surrounding agricultural and forestal operations. Recognizing that agricultural and forestal operations are incompatible with residential land use, the proposed residential land use will be responsible for providing a buffer between itself and the adjoining agricultural use, in order to protect the agricultural and forestal operations from nuisance complaints. The residential lot size will be predominantly five acres or more with an overall density much less than 0.2 units per acre in the areas designated as agricultural use.

Rural:

The rural area is intended to be a mix of agricultural use, which includes land in Agricultural and Forestal Districts, and rural residential use with an anticipated minimum lot size of three acres for residential development, again with an overall density of much less than 0.33 units per acre. Rural areas adjacent to Agricultural/Forestal Districts, with inadequate infrastructure should be limited as to residential development. Rural designations which are closer to village centers and which have access to adequate roads may be appropriate for low-density residential development. Clustering would be especially appropriate in these areas. The purpose of this area is to provide a smooth progression from the more intense uses associated with a village center to those less intense uses such as agriculture. These rural areas will most likely contain a mixture of other uses, both existing and future, where such uses would serve to provide the desired progression, as well as the buffering of incompatible uses. The rural areas should be flexible so that this buffering can occur in the most efficient way. This is especially true since there are existing uses in these rural areas which are encouraged to continue. The RA (Rural Area) zoning district should be the predominant zone rather than RR (Rural Residential). The RR zone, which permits significant residential development, should only be utilized in village center areas and only where it can be shown that there is clear compatibility with surrounding uses.

Water and sewer are mainly provided by on-site wells and septic systems. The rural areas are not intended to be developed to full subdivision potential, but are to act as a buffer between agricultural use and more intense development. Any proposed residential development will need to take into account any existing agricultural and forestal districts (See Chapter 5 of this Comprehensive Plan).

Residential:

Future residential development is planned to closely follow the Village Centers in order to concentrate housing where services, utilities and infrastructure either already exist or are planned to exist. This strengthens the neighborhood/village concept and reinforces public and private service investments in the community. Each village center, including the Town, is afforded a range of residential uses that decrease in density from the center out. These residential areas are then buffered by a rural transition area. This provides for a reasonable progression of residential density from the core of the village center to the areas in agricultural use. The identified agricultural areas are prime farmlands which may include sensitive natural features such as floodplains, steep slopes, problem soils, groundwater recharge areas, etc., that are not conducive to residential development.

The principal areas of residential concentration include several areas around the Town, and at Clevenger's Corner near the intersection of Routes 229 and 211. The area around the Town will be defined by establishing an 'urban services boundary'. These

areas are geographically spaced so as to be independent areas that capture different primary housing markets in the County.

Secondary residential areas include Brandy Station, Stevensburg, and Boston. These areas would require sewer and water facilities to achieve significant residential densities and to promote them as significant economic and cultural areas of Culpeper County. Additional areas of residential development include Rixeyville and Catalpa.

There are several areas which have specifically not been recommended for residential development. They include the area around Lake Pelham and between Lake Pelham and Mountain Run Lake due to soil and surface water features that are subject to contamination from septic systems and the disruption of recharge capabilities from impervious surface coverage. This area is included in the Lake Pelham Watershed Management District. The areas along the Hazel River, Thornton River and Muddy Run are floodplains which are highly susceptible to erosion and represent prime agricultural lands. The Triassic Basin is an area of poor soil which is highly susceptible to groundwater contamination from surface runoff to groundwater recharge. The use of these areas for residential development would compromise natural resources and/or cause the discontinuance of agricultural enterprises on prime farmlands and eco-tourism potential.

The Future Land Use Plan (See Map 12.B) contains three levels or ranges of residential density, with the highest density to be located near the core of the village centers. These proposed densities are intended to be a guide, not an absolute. Densities are just one part of the Comprehensive Plan, and it is the entire Comprehensive Plan with all its components which guide future land use decisions.

Low Density Residential:

Low density residential areas are intended to allow for a maximum of one dwelling unit per acre and for residential support services. This use group is used to define the limits of the Village Center and delineates the anticipated boundary of development, services and infrastructure.

Medium Density Residential:

The medium density residential designation will allow for residential support services and a maximum of 2 - 8 dwelling units per acre. This range of housing density provides for different housing opportunities, with the densities decreasing as they move away from the core of the village center. The higher densities can be mixed with retail and commercial services to form a transition between the business core and the surrounding residential. Public sewer and water will be required in most instances.

Commercial/Office:

Commercial/office facilities are at the heart of the village center concept. These facilities bring together the economic and social functions of the surrounding neighborhoods and provide focus and an identity for the village center. Historically, the rural farm communities functioned in much the same manner; therefore, it is appropriate that commercial and office facilities continue to form the cultural tie within the County's village centers. Without the commercial center, the area will be no more than a bedroom community lacking identity or connection with the rest of Culpeper County.

Town of Culpeper Environs:

Commercial services are proposed in a hierarchy of types to serve the various sizes and locales in the County. The highest and most diverse services are in the Town of Culpeper, the most prominent place in the County and with the greatest concentration of people. The Town's retail base serves a population larger than the County and it will continue to do so. Any county retail locations around the Town limits, will either be convenience stores to serve localized neighborhoods or large retail developments, such as a specialty mall, hotels, auto sales, and so forth, that require the access of Route 29. Strip development is not desired; therefore, these commercial facilities must be served by service roads or situated away from the intersections and/or consolidated in such a way as to not cause traffic and safety problems on the County's highways.

Village Centers:

Village centers form the second level of commercial services. These are neighborhood areas that primarily serve the local residents, but also offer diverse services to the entire County. The commercial enterprises to be located in the village centers are likely to range from grocery stores, restaurants, pharmacies, general merchandise, professional offices, banks and other community services. Commercial areas are intended to be concentrated in the village centers of the County to encourage the consolidation of retail and service development and to discourage strip development along the arterials. Consideration should be given to providing service drives as the means of access along the County's primary roads. Consolidation of these services with limited access minimizes traffic and safety problems associated with development. Village center commerce is as follows:

Brandy Station/Elkwood:

Commercial services will be split between Brandy Station and Elkwood to serve the function of each area. Brandy Station will have some retail and neighborhood services concentrated to the south of Route 29. Business services and retail activities such as motels, conference centers and restaurants should be located at Elkwood primarily north of Route 29. Services should be consolidated at both Brandy Station and Elkwood in order to prevent strip development and to limit safety and traffic issues.

Clevenger's Corner:

Route 211 provides opportunity for both neighborhood and community services as the area is easily accessible to Rappahannock and Fauquier Counties. New shopping areas south of Route 211 would serve the area residents and surrounding communities. Services should be consolidated with limited access to minimize safety and traffic issues.

Stevensburg:

Stevensburg serves the south central part of the County and is primarily limited to neighborhood and convenience services. Services are intended to be located primarily on the south side of Route 3 at the intersection of Route 663.

CONVENIENCE AND CULTURAL CENTERS:

The third level of commercial services are to be located in the convenience centers of Boston, Reva, Mitchells, Richardsville and Rixeyville. These areas provide a focal point for the consolidation of limited commercial/retail and social services at the crossroads for the convenience of the County's rural residents. This pattern exemplifies past rural development, and it is the intent of the County to continue this historic trend into the future. Services that would typically be located in an area with a convenience center designation would include a country store, gasoline, beauty and/or barber shop, post office and the sale of other related convenience goods.

Small commercial areas are currently located within the areas designated by the County as cultural centers. These include Jeffersonton, Griffinsburg, Lignum, Rapidan and Winston. The cultural centers are historical places within the County and are intended to remain as they currently exist, with at most an existing country store for local services.

Employment Centers:

The village center concept not only provides an environment for living with necessary services, but also encourages the integration of the workplace, wherever possible, to consolidate land use with services and maximize the independent nature of rural life. The ultimate extension of this concept would enable residents to live and work in the same center or at least accommodate related agri-business for the surrounding area. While this may not always be feasible, particularly with industrial centers, the viability of the village center is enhanced by the tax base and development diversity represented by local jobs. Those areas designated as industrial on the Future Land Use Plan are intended to provide for the reservation of suitable areas for either current or future employment centers. This designation does not generally allow residential uses and usually limits future office uses to those which are ancillary to the center's industrial uses.

Employment centers require access, utilities and proper development factors to exist. Although every village center will have some employment opportunity, not every center is appropriate for County recognition as an industrial or commerce center serving as a county-wide or regional employment base. The Future Land Use Plan does not identify every employment opportunity; however, it does suggest major employment areas. The specific employment areas are identified on the plan and described in this section. Based on projected population, the plan anticipates a need for additional jobs and encourages both county and village center self-sufficiency for the well-being of the County's economic base.

Bragg's Corner:

Bragg's Corner is located at the intersection of the Route 29 Bypass and Route 666. The area to the south and east of Bragg's Corner is largely prime agricultural land and is encouraged to remain agricultural. Industrial development, conversely, is encouraged to remain north and west, inside the Route 29 Bypass. There are several existing commercial/light industrial users along Route 666 and along Service Road F-721 which are outside the Bypass. It should be noted that this intersection carries a high priority for the location of a future interchange. These businesses south of Route 666 and along Route F-721 are encouraged to continue and thrive as long as they do not encroach upon the agricultural activities to the south and east. No significant expansion requiring additional zoning changes which would begin to erode the agriculturally viable land is desired for the area.

Brandy Station/Elkwood:

The Brandy Station/Elkwood Village Center possesses a unique opportunity to capitalize on existing County infrastructure. The Elkwood area has been identified as a "commerce center" providing specialized employment opportunities in the County. The County's commitment to the airport and the infrastructure in the adjacent industrial airpark has established a suitable atmosphere to attract airport related industries. The surrounding area can support office, light industry, wholesale/distribution and research and development activities that can take advantage of adjacent airport capabilities, access to Route 29 and proximity to Dulles Airport, Northern Virginia and University of Virginia to the south. Ancillary uses include business and support services such as accommodations, restaurants, recreation, conference facilities, telecommunications, freight forwarding and other related services. Allied residential and retail uses can be located at or near Brandy Station.

Industrial uses south of Route 29 are limited by soil structure, access restrictions presented by the at-grade railroad crossings and utilities. Limited commercial and office uses are designated at Elkwood, south of Route 29. These would be consistent with a commuter rail station should such a service be extended from Manassas to Culpeper in the future. Densities in the Commerce Center are expected to be quite low, less than a twenty-five percent floor area ratio, due to soils and access limitations. This results in large areas being identified as industrial, but with a very low density of development, in

keeping with the rural nature of the County. Special siting of facilities will be required to avoid compromising area historic resources. Significant historic resources are identified as open space on the plan and are to be restricted from future development.

Lover's Lane and Inlet:

There are two areas adjacent to the Town of Culpeper which have been identified for industrial development. Both areas have properties within them that are included as sub-areas within the proposed Foreign Trade Zone. The Lover's Lane area, Route 686 between Route 3 and Route 15 interchanges with Route 29, combines rail access, access to Route 29 and utility availability, to form an attractive area for a diverse mixture of industry and office use. This area extends to the south along the railroad to the west and along Route 522 to the east. The established neighborhood (Carleton Drive and Colonial Drive) which is located at the east end of Lover's Lane should be well buffered from industrial development to the south and west. The development closest to this neighborhood should be limited to light manufacturing, research and development, and office use. The area inside the Route 29 Bypass and northeast to Inlet provides a similar mix of components necessary for industrial development. The rail line will support heavy industry and there is road access via Routes 3, 29 Business and 666. The area between Routes 3 and 666 is planned for light industry and office uses, while the Inlet area is better suited to heavy industry along the rail line and light industry/business services along Route 29 Business.

Marston/Hoffman Tract:

The Marston/Hoffman Tract is located south of the Route 29 Bypass and east of the Town of Culpeper between Inlet and Brandy Station. It is bounded by the Norfolk/Southern Railroad, Route 684 and Route 687. This tract is a prime area for future industrial growth, particularly because of its relatively flat topography and its proximity to the railroad. Prior to any development in this area, however, infrastructure such as water and sewer, adequate rail crossings and roads will need to be either in place or a condition of development.

Mitchells:

Route 615, which runs parallel with the Southern railway, has developed into a corridor of agriculturally related industry. A seed cleaning plant is located in the center of Mitchells. Just to the south, four stone quarry operations currently exist. As this part of the County has non-percable soils, and the rock is the type typically quarried, it is assumed that this and related industries will continue to operate in this area. Rail access will be a factor for future industrial growth.

OPEN SPACE/RECREATION/HISTORICAL:

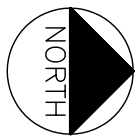
A very important aspect of this Plan is the preservation of our natural resources. These may be public or private lands existing in their natural condition, which may include

natural resources, environmentally sensitive areas, geologic features and historic resources. Parks, conservation and historic easements and areas dedicated to open space are also included in this land use category.

MAP 12.B FUTURE LAND USE PLAN

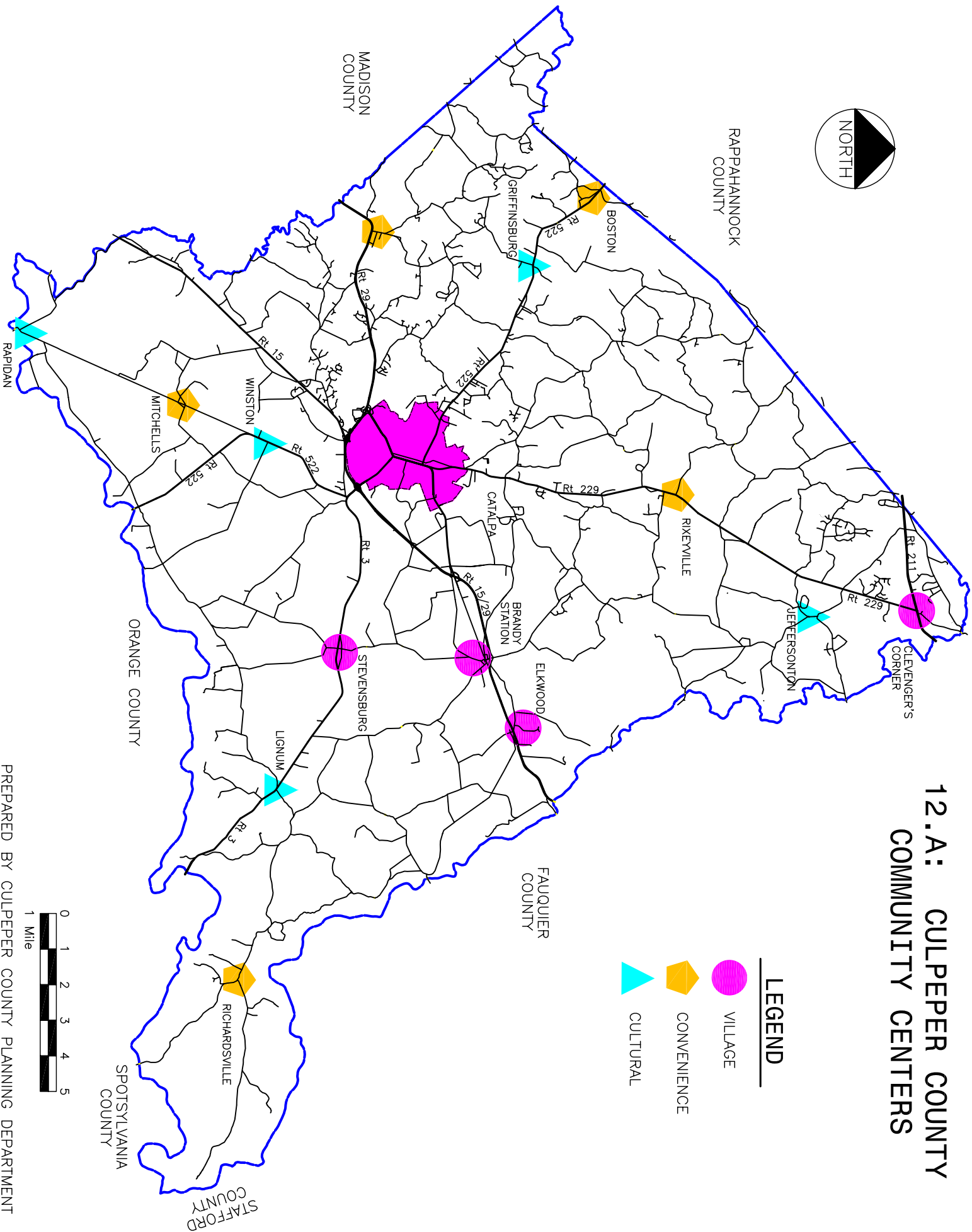
The following map is a general guideline for land use in Culpeper County. It should be utilized in conjunction with all aspects of this Plan. It is recognized that all of the areas designated as Agricultural / Forestal / Open Space will not be used solely for those purposes. Portions of these areas are already developed residentially. This designation does represent that significant additional development is not encouraged, and that preservation of open space and agricultural / forestal land is a priority.

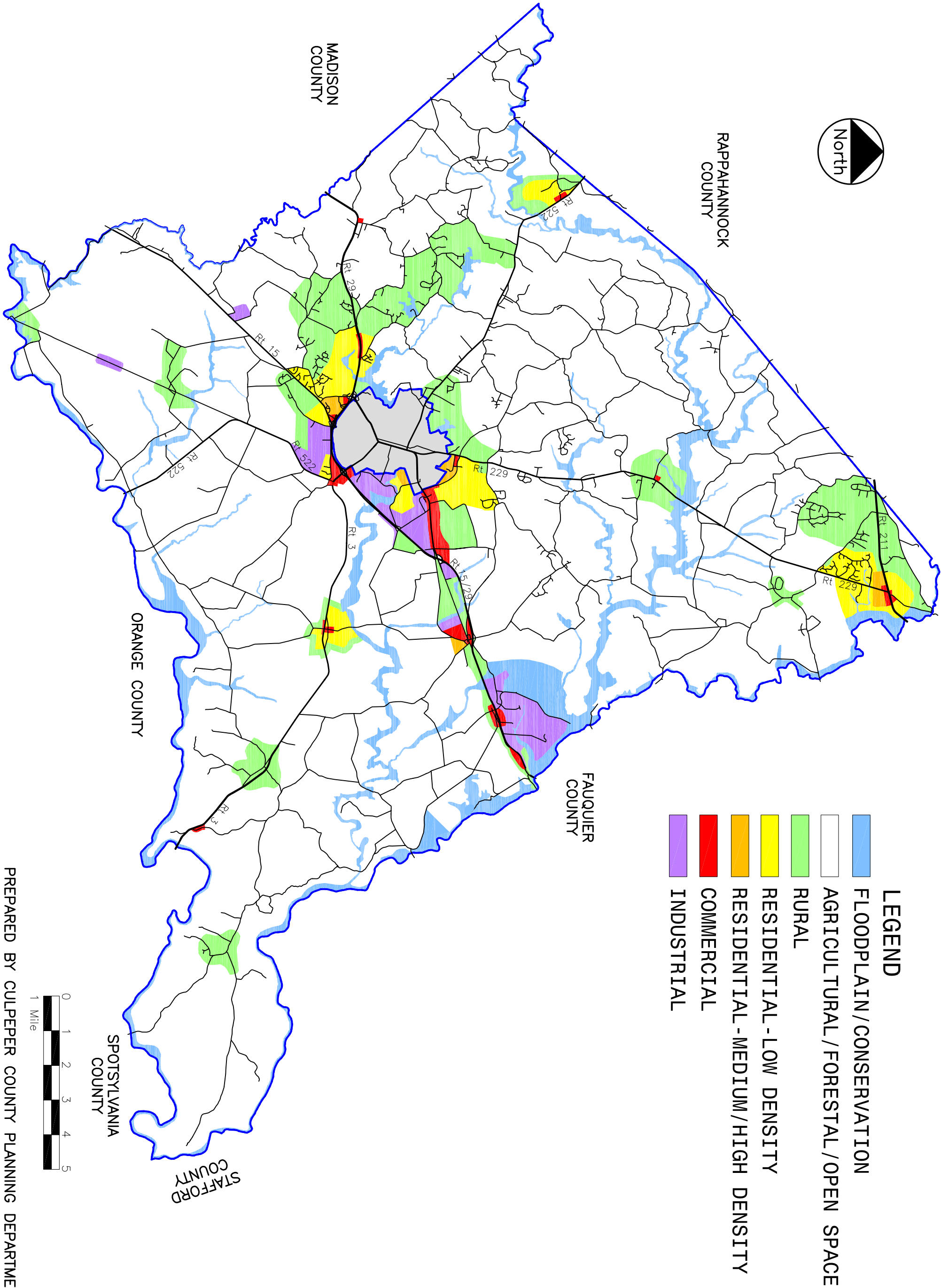
12.A: CULPEPER COUNTY COMMUNITY CENTERS



LEGEND

- VILLAGE
- CONVENIENCE
- CULTURAL





12.B: CULPEPER COUNTY FUTURE LAND USE PLAN